



## Land Use Patterns of area proposed to be annexed

### Existing and proposed zoning and land use:

The area of annexation is approximately 4.024 acres (or 175,267 square feet). The project site is a developed site with an existing building that housed a car dealership. The zoning is CRT (Commercial Residential Town) within Montgomery County. The applicant is considering the development of a 425 unit multi-family residential building with a 500 space parking structure. The applicant has requested a zoning of MXTD-Mixed Use Transit District upon annexation, which is consistent with the current zoning district of the County ("CRT").

The property is governed by the County's Shady Grove Sector Plan, which plans for 25-30 dwelling units per acre. The land is surrounded by properties with the County's CRT, zoning designation. The property on the opposite side of Shady Grove Metro Access was annexed into the City in 2012 and a multi-family residential development similar to what has been proposed for this site has been constructed and is near occupancy. This property located within the City is zoned MXTD-Mixed Use Transit District, which is the same district the applicant has requested.

The Metro Station parking lot immediately north abuts this property at the rear. A day care facility and retail/auto repair facility also abuts this property to the south. To the west across MD 355 is the King Farm development and a number of multi-family buildings. The proposed residential use is consistent with the existing residential development across MD 335 and the County's Shady Grove Sector Plan's vision of a mixed use transit oriented development surrounding the metro station. The sector plan specifically anticipates high density residential development on this property.

### Compliance with Montgomery County Master Plan:

The proposed MXTD zoning is consistent with the County Master Plan and the Shady Grove Sector Plan as adopted by the Maryland National Park and Planning Commission (M-NCPPC) in December 2009, and amended and adopted in January 2010. The MXTD zoning designation provides for a mixture of uses at a density consistent with the 25-30 dwelling units per acre the County has anticipated.

### Consistency with Municipal Growth Element of City of Rockville Plan:

The subject property is consistent with the municipal growth element of the City of Rockville Plan and within the boundaries of the City's urban growth boundary. The property in question is adjacent to property that was annexed into the City in 2012 to allow for multi-family development.

## Adequacy of Public Facilities

### Water and Sewer:

The Washington Suburban Sanitary Commission (WSSC) currently provides public water and sewer services to the property within the annexation area. No changes in service will occur as a result of the annexation.

Roads:

The existing public roads are adequate to serve the property's current use within the annexation area. The site is currently improved and occupied by an auto dealership building. Additional development is proposed for the site and traffic impact will be analyzed as part of any proposed future Site Plan application.

Police Services:

Police protection will primarily be provided by the Rockville Police Department in conjunction with the Montgomery County Police Department. County Police District 1 serves Rockville, though the resources of the entire County Department are available if needed.

Fire, EMS and Rescue Services:

No significant impacts on emergency services and public schools are anticipated as a result of this annexation since there are no proposed changes to existing uses as a result of the annexation. The Montgomery County Fire and Emergency Services (MCFRS) provides fire and disaster protection. Rockville does not provide this service as a part of its municipal government. There are two fire stations in Rockville. Station 3, at 380 Hungerford Drive, serves this area, although other stations are available to supplement service (Station 28 on Muncaster Mill Rd. in Rockville, Station 8 on Russell Ave. in Gaithersburg and Station 31 at 12100 Darnestown Road).

School Services:

No significant impacts on Montgomery County public schools system are anticipated as a result of this annexation. The Mayor and Council on June 1, 2015, adopted a resolution to modify the school standards of the Adequate Public Facilities Standards (APFS). The modification now makes the City's capacity standard equal to the County's standard for school capacity. The property is within the Gaithersburg High School cluster, including Washington Grove Elementary School and Forest Oak Middle School. Concurrent with the Level 2 site plan review, required for any proposed residential development of the site, an analysis of the school capacity will be made and any impacts will be identified.

Parks and Recreation/Public Libraries:

Parks and recreation facility expansions are not proposed for this annexation. Currently, the closest park facilities are located in the King Farm development and include the Farmstead, Stepanek Park and King Farm Park. The County sector plan proposes a town square near the metro to be developed as part of a public/private redevelopment of the WMATA property. The current and proposed zones have similar requirements for public use space that must be met with redevelopment. The closest library to the project is the Rockville Memorial Library.

Stormwater Management:

If annexed, all properties shall be required to pay an annual Stormwater Management Utility Fee in accordance with Section 19-36 of the City Code. The City Stormwater Management Utility Fee will replace the Water Quality Protection Charge, an annual fee assessed by the Montgomery County Department of Environmental Protection. City of Rockville properties are exempted from the Montgomery County Water Quality Protection Charge. Additionally, a review of stormwater management will be conducted as part of the site plan process required for future development or redevelopment of the site.

Impact on sensitive environmental areas:

Since the site is currently developed with a car dealership, and the site mostly paved, there are no impacts to environmental resources on or immediately adjacent to the site.

Cost to the City on having to provide such services:

The City will not incur any significant increases in operational costs as a result of the annexation.

Conclusion:

In summary, the proposed area to be annexed is consistent with the County Sector Plan; within the City's Urban Growth Boundary; fulfills the purposes and requirements of the proposed MXTD zone; and, is compatible with the surrounding community. There are minimal consequences and impacts in terms of the services that the City of Rockville will provide to the property owners.

## Attachment A

### DESCRIPTION OF PARCEL N, DERWOOD, PLAT BOOK 179 AT PLAT 20049 MONTGOMERY COUNTY, MARYLAND

Beginning for the same at a rebar with plastic cap found on the southwest corner of the Parcel N herein described, recorded as Plat number 20049 among the Land Records of Montgomery County, Maryland. Also being the northerly right of way line of Frederick Road, Maryland Route 355, (120' wide) recorded as S.R.C. Plat numbers 44320 and 44321 among the aforementioned Land Records; thence departing said right of way line along Parcel N herein described

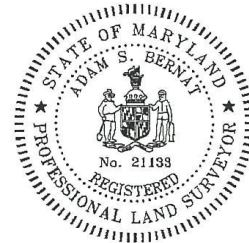
1. North 02°01'14" West, 47.48' to a point; thence
2. North 38°41'21" East, 459.32' to a rebar and cap found; thence
3. South 79°45'08" East, 38.65' to a rebar and cap found; thence
4. South 39°11'25" East, 337.93' to a rebar and cap found; thence
5. South 37°09'19" West, 433.68 to an iron rod found on the aforementioned northerly line of Frederick Avenue; thence along said right of way
6. North 52°50'41" West, 345.14' to the point of beginning containing 175,627 square feet or 4.03184 acres of land.

#### Surveyors Certification

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

**Johnson ♦ Bernat ♦ Associates, Inc.**

 4/23/2015  
Adam S. Bernat, L.S. Date:



Exp. 6/20/2016